

CITY of CHINO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	64,500
Annual Single-Family Units Permitted (1996-98, Avg.):	86
Annual Multi-Family Units Permitted (1996-98, Avg.):	35
Total Annual Residential Units Permitted (1996-98, Avg.):	121

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input checked="" type="checkbox"/> 14. Watershed / Aquifer Fees	N
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> 18. Police Service Fees	N
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input type="checkbox"/> 11. Sanitary Sewer Connection Fees	-	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived: At Council discretion.

iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	not used

v. Nexus Reports

Ordinance 88-19 (March 1991)- East Chino Specific Plan development impact fees
 Ordinance 88-23 (June 1988)- general city-wide development impact fees
 Resolution No. 99-22 (May 1999)- park development fees
 Ordinance 89-20 (May 1989)- sewage facility development fee

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL**i. Project Typical for Jurisdiction?**

Yes

ii. Expected Location of New Subdivision in this Jurisdiction:

San Antonio Ave. @ Schaefer Ave.
 East Chino Area

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, parkway landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, geotechnical, traffic, noise, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	161,590
Total Valuation per 25 Unit Subdivision Model	4,039,750

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,985
Zone Change Application Fee	flat		1,186
Planned Unit Development Fee (RPD)	included in zone change		-
Site Approval Review Fee	flat		1,587
Special Conditional Use Permit	flat		1,611
Tentative Map Fee	1900.80 flat + 79.20/lot		3,881
Final Map Fee	874.29 flat + 26.10/lot		1,527
Environmental Assessment Fee	flat		756
Negative Declaration Fee	flat		1,250
San Bernadino County Notice of Determination	flat		35
Subtotal Planning Fees			14,783

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	855	21,375
Architectural Plan Check Fee	75% of Building Permit Fee @ 641/unit		16,025
Fire Department Plan Check Fee	flat		310
Landscape Plan Check Fee	flat		297
Public Works Plan Check Fee	schedule based on improvement val'n		13,790
Public Works Inspection Fee	4.5% of improvement val'n (500,000 val'n)		22,500
Grading Plan Check Fee	schedule based on CY		643
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.16	404
Electrical Permit Fee	based on sf	125	3,125
Plumbing Permit Fee	per fixture count	130.25	3,256
Mechanical Permit Fee	per fixture count	32.75	819
Electrical Permit Issuance Fee	22/permit	22	550
Plumbing Permit Issuance Fee	52/permit	52	1,300
Mechanical Permit Issuance Fee	42/permit	42	1,050
Grading Permit Fee	flat		45
Subtotal Plan Check, Permit & Inspection Fees			85,489

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Bridge Fee ¹	4.40 AGA @ 959.99/AGA ²		4,224
City - Thoroughfare Improvement Fee ¹	4.40 AGA @ 2573.74/AGA ²		11,324
City -Signal Fee ¹	4.40 AGA @ 219.37/AGA ²		965
City - Intersection Design Fee ¹	4.40 AGA @ 49.05/AGA ²		216
Edison - Electricity Connection Fee	10/meter	10	250
So. Cal Gas - Connection Fee	25/meter	25	625
City - Water Connection Fee	431.24/meter	431.24	10,781
City - Basic Water Line Improvement ¹	4.40 AGA @ 7112.75/AGA ²		31,296
City - Basic Sewer Line Improvement ¹	4.40 AGA @ 4299.06/AGA ²		18,916
City - Sewer Facilities Development Fee ¹	flat per unit	3,350	83,750
City - Storm Drain Collection System Fee ¹	4.40 AGA @ 6739.57/AGA ²		29,654
City - Fire Facilities and Equipment Fee ¹	4.40 AGA @ 1758/AGA ²		7,735
City - Police Training and Equipment Fee ¹	4.40 AGA @ 1758/AGA ²		7,735
City - Public Facilities Fees ¹	4.40 AGA @ 2700.53/AGA ²		11,882
City - Park Development Fees	flat per unit	3,155	78,875
City - New Construction Fee	2900 sf @ 0.33/sf	957	23,925
City - Engineering and Planning Impact Fee ¹	4.40 AGA @ 291.03/AGA ²		1,281
City - Capital Impact Administration Charge	12% of total impact fees (207,697) ³		24,924
Chino Valley USD - School Impact Fee	1.93 / sf	4,825	120,625
Subtotal Infrastructure, Impact & District Fees			468,983

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	569,255
Total Fees per Unit (total from above / 25 units)	22,770

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Infill Unit in this Jurisdiction:

Downtown Chino
Third St. @ "D" St.

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; street trees, street lights
-Typical Reporting	-soils

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	161,590

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
None		-
Subtotal Planning Fees		0

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 855	855
Architectural Plan Check Fee	75% of Building Permit Fee @ 641/unit	641
Fire Department Plan Check Fee	flat	95
Grading Plan Check Fee	schedule based on CY	440
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 16.16	16
Electrical Permit Fee	based on sf 125	125
Plumbing Permit Fee	per fixture count 130.25	130
Mechanical Permit Fee	per fixture count 32.75	33
Electrical Permit Issuance Fee	22/permit 22	22
Plumbing Permit Issuance Fee	52/permit 52	52
Mechanical Permit Issuance Fee	42/permit 42	42
Grading Permit Fee	flat 45	45
Subtotal Plan Check, Permit & Inspection Fees		2,496

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
City - Signals, Bridges, Thoroughfare Fee	0.14 AGA @ 5261.77/AGA ²	737
Edison - Electricity Connection Fee	10/meter 10	10
So. Cal Gas - Connection Fee	25/meter 25	25
City - Water Connection Fee	235.79/meter 235.79	236
City - Water District Impact Fee	flat per unit 2,093	2,093
City - Water Facilities System Fee	flat per unit 1,391	1,391
City - Sewer Facilities Development Fee	flat per unit 3,475	3,475
City - Sewer Collection Systems Fee	0.14 AGA @ 942/AGA ²	132
City - Storm Drain Collection System Fee	0.14 AGA @ 4294/AGA ²	601
City - Fire Facilities and Equipment Fee	0.14 AGA @ 626.93AGA ²	88
City - Police Training and Equipment Fee	0.14 AGA @ 1572/AGA ²	220
City - Public Facilities Fees	0.14 AGA @ 1836.62/AGA ²	257
City - Park Development Fees	flat per unit 3,155	3,155
City - New Construction Fee	2900 sf @ 0.33/sf 957	957
City - Capital Impact Administration Charge	12% of total impact fees (8862) ³	1,063
Chino Valley USD - School Impact Fee	1.93 / sf 4,825	4,825
Subtotal Infrastructure, Impact & District Fees		19,265

x. Totals**Total Fees for Single-Family Infill Unit Model** (total of subtotals above)**21,761****D. 45 UNIT MULTI-FAMILY MODEL****i. Project Typical for Jurisdiction?**

Yes

ii. Expected Location of 45-Unit Multi-Family Development in this Jurisdiction:

Riverside @ Fern

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, curb, gutter, sidewalk, st. trees, st. lights, parkway landscaping, utility undergrounding
-Internal Site Improvements:	-full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-tot lot, pool & spa; private open space requirement on sq.ft./unit basis, 40% of lot area must be common open space
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, geotechnical, traffic, noise, line of sight, others required depending on the site
-Minimum Living Area:	-1 bedroom= 650 sf, 2+ bedroom= 800 sf

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	62,320
Total Valuation per 25 Unit Subdivision Model	2,804,400

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,985
Zone Change Application Fee	flat		1,186
Planned Unit Development Fee (RPD)	included in zone change		-
Site Approval Review Fee	flat		1,587
Special Conditional Use Permit	flat		1,611
Tentative Map Fee	1900.80 flat + 79.20/lot		3,881
Final Map Fee	874.29 flat + 26.10/lot		1,527
Environmental Assessment Fee	flat		756
Negative Declaration Fee	flat		1,250
San Bernadino County Notice of Determination	flat		35
Subtotal Planning Fees			14,818

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	158.84	7,148
Architectural Plan Check Fee	75% of Building Permit Fee @ 119.13/unit		5,361
Fire Department Plan Check Fee	95/building		570
Landscape Plan Check Fee	flat		297
Public Works Plan Check Fee	schedule based on improvement val'n		13,790
Public Works Inspection Fee	4.5% of improvement val'n (500,000 val'n)		22,500
Grading Plan Check Fee	schedule based on CY		593
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.22	280
Electrical Permit Fee	1000 sf @ 0.045/sf	45	2,025
Plumbing Permit Fee	per fixture count	112.75	5,074
Mechanical Permit Fee	per fixture count	32.75	1,474
Electrical Permit Issuance Fee	22/permit	22	990
Plumbing Permit Issuance Fee	52/permit	52	2,340
Mechanical Permit Issuance Fee	42/permit	42	1,890
Grading Permit Fee	flat		45
Subtotal Plan Check, Permit & Inspection Fees			64,377

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Signals, Bridges, Thoroughfare Fee	2.27 AGA @ 5261.77/AGA ²		11,944
Edison Electricity - Connection Fee	10/meter	10	450
So. Cal Gas - Connection Fee	25/meter	25	1,125
City - Water Connection Fee	504.95/building		3,030
City - Water District Impact Fee	flat per unit	2,093	94,185
City - Water Facilities System Fee	flat per unit	1,391	62,595
City - Sewer Facilities Development Fee	flat per unit	3,475	156,375
City - Sewer Collection System Fee	2.27 AGA @ 942/AGA ²		2,138
City - Storm Drain Collection System Fee	2.27AGA @ 4294/AGA ²		9,747
City - Fire Facilities and Equipment Fee	2.27 AGA @ 626.93AGA ²		1,423
City - Police Training and Equipment Fee	2.27 AGA @ 1572/AGA ²		3,568
City - Public Facilities Fees	2.27 AGA @ 1836.62/AGA ²		4,169
City - Park Development Fees	flat per unit	2,452	110,340
City - New Construction Fee	1200 sf @ 0.33/sf (min. 5396		24,435
Chino Valley USD - School Impact Fee	1.93 / sf	1,930	86,850
City - Capital Impact Administration Charge	12% of total impact fees (344,006) ³		41,281
Subtotal Infrastructure, Impact & District Fees			613,655

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	692,850
Total Fees per Unit (total from above / 45 units)	15,397

Notes: ¹ These impact fees are for the East Chino Specific Plan Area. They differ in amount and type from the city wide fees.

² These fees are based on adjusted gross acreage (AGA), which does not include square footage of streets classified collector or arterial.

³ Impact Fee total does not include the New Construction Fee, the Sewer Facilities Development Fee, and the Park Development Fee.